

161 E BROADWAY ROAD
MESA, AZ 85210

RETAIL SPACE FOR LEASE

Bryn Norwood, Advisor
bnorwood@levrose.com
480.508.7442

Aaron Norwood, Partner
anorwood@levrose.com
480.294.6016

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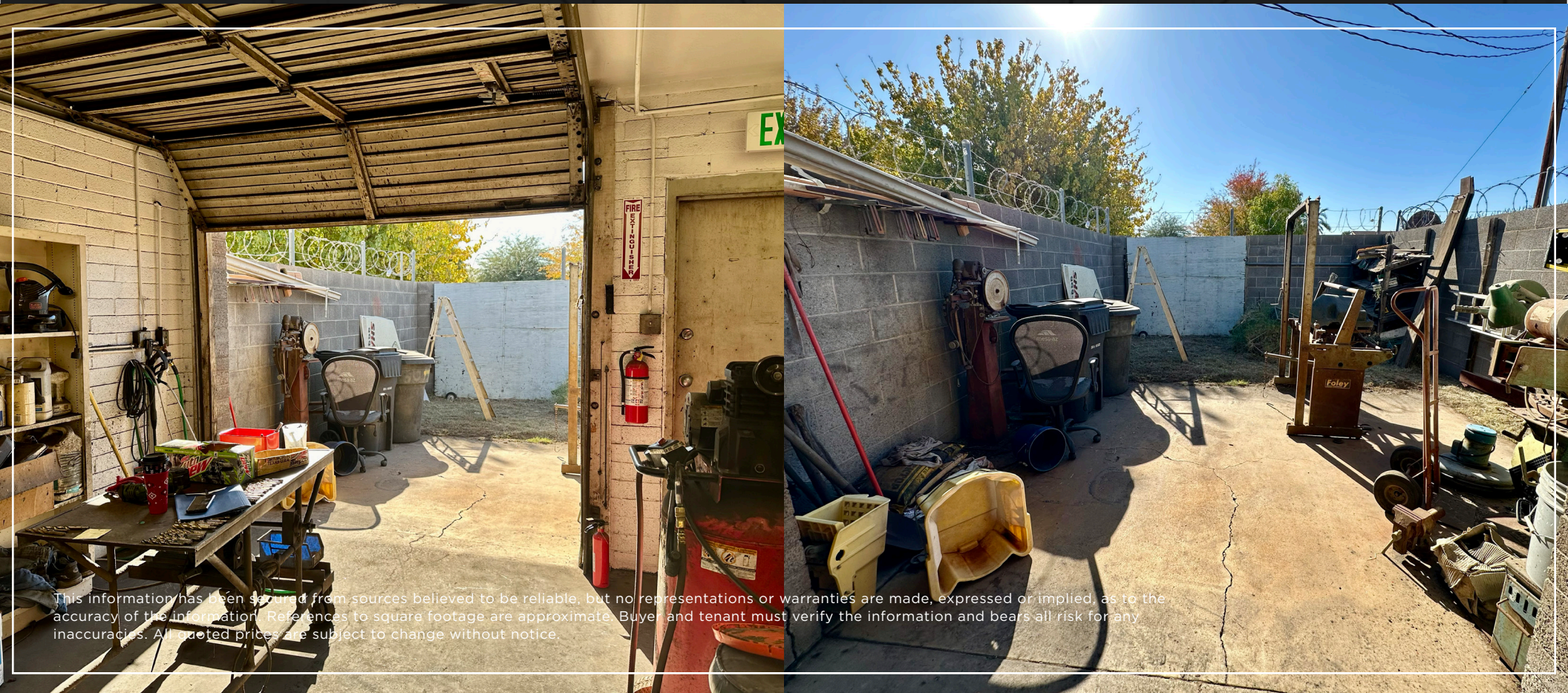


OFFERING DETAILS

LEASE RATE	\$12/SF NNN
AVAILABILITY	Suite 161: ±910 SF
BUILDING SIZE	±4,716 SF
ZONING	DB-2
PARCEL	139-36-026

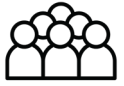
PROPERTY HIGHLIGHTS:

- Front retail with office and work space
- 8 x 8 Roll Up Door
- Fenced Yard
- Ideal space for small repair shop



This information has been gathered from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

MESA CITY OVERVIEW



504K +
TOTAL POPULATION



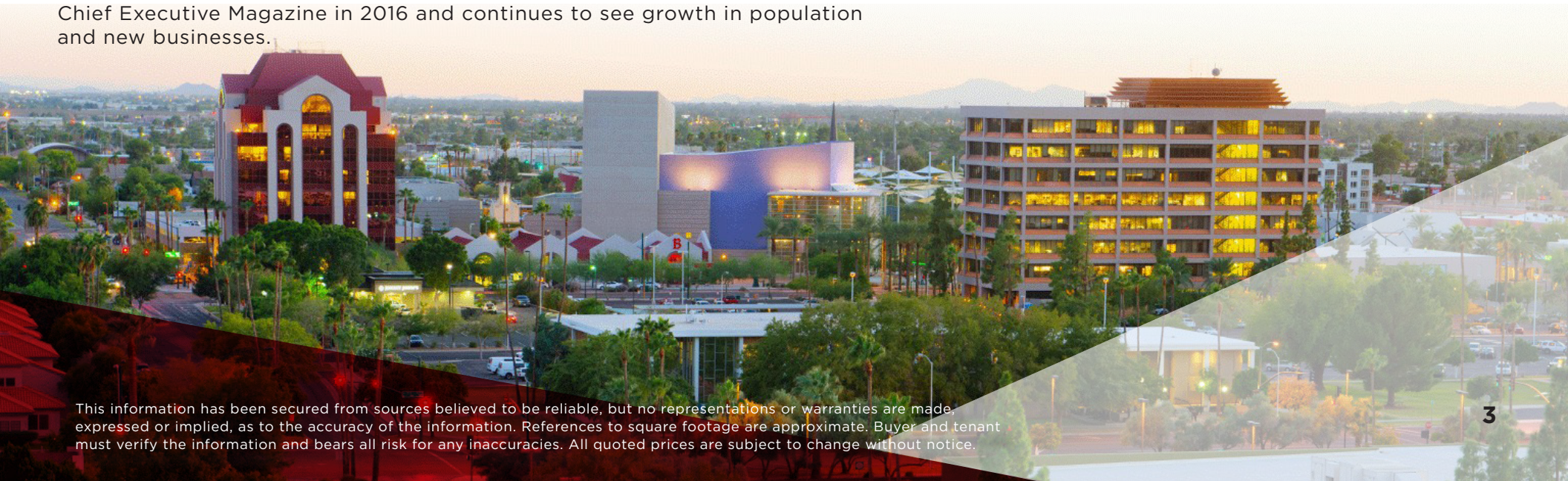
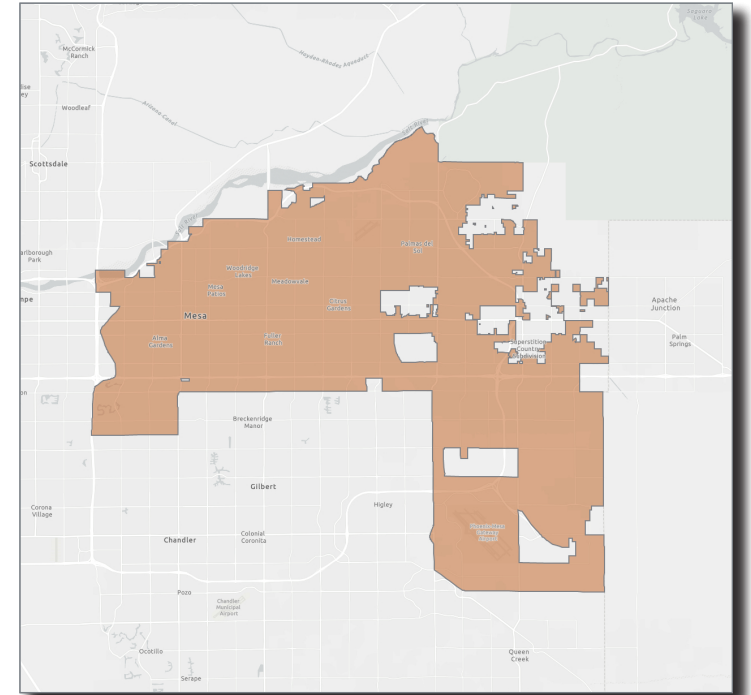
\$94K +
AVG HH INCOME

LIVELY CITY

Mesa, Arizona is the 35th largest city in the United States and the 3rd largest city in the state of Arizona. The city is easily accessible via a robust freeway system and also is part of the light rail system with stops extending from Downtown to Gilbert. There are more than 40 golf courses, 66 outdoor parks, 14 art studios, 65 hotels and resorts, over 3,000 restaurants, and miles of hiking/biking trails. Mesa is home to some of the best Spring Training baseball in the nation, with the Chicago Cubs and Oakland A's calling the city home for training.

HOUSEHOLDS AND EMPLOYMENT

Mesa currently has over 191,000 households and over 245,000 employees serving the city. The diverse business community has a strong competitive advantage in the healthcare, education, aerospace, technology, and tourism sectors. The city was ranked 6th best for businesses in Arizona according to Chief Executive Magazine in 2016 and continues to see growth in population and new businesses.



A grayscale map of the Phoenix metropolitan area serves as the background. The map shows major highways including I-10, I-17, I-43, I-51, and SR-101, along with various city and town names such as Sun City, Glendale, Scottsdale, Tempe, Mesa, Gilbert, Chandler, and Phoenix. The LEV ROSE logo is centered over the map, with 'LEV' in white and 'ROSE' in a larger white font, separated by a blue diagonal line. Below the main name, the words 'COMMERCIAL REAL ESTATE' are written in a smaller white font.

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